



Environmental Assessments

**24 CFR 58 – Subpart E,
58.40**



Topics

- Environmental Assessment Requirements
- Analysis of Environmental Assessment Factors
- Necessary Conditions for Approval
- Documentation for the Environmental Review Record

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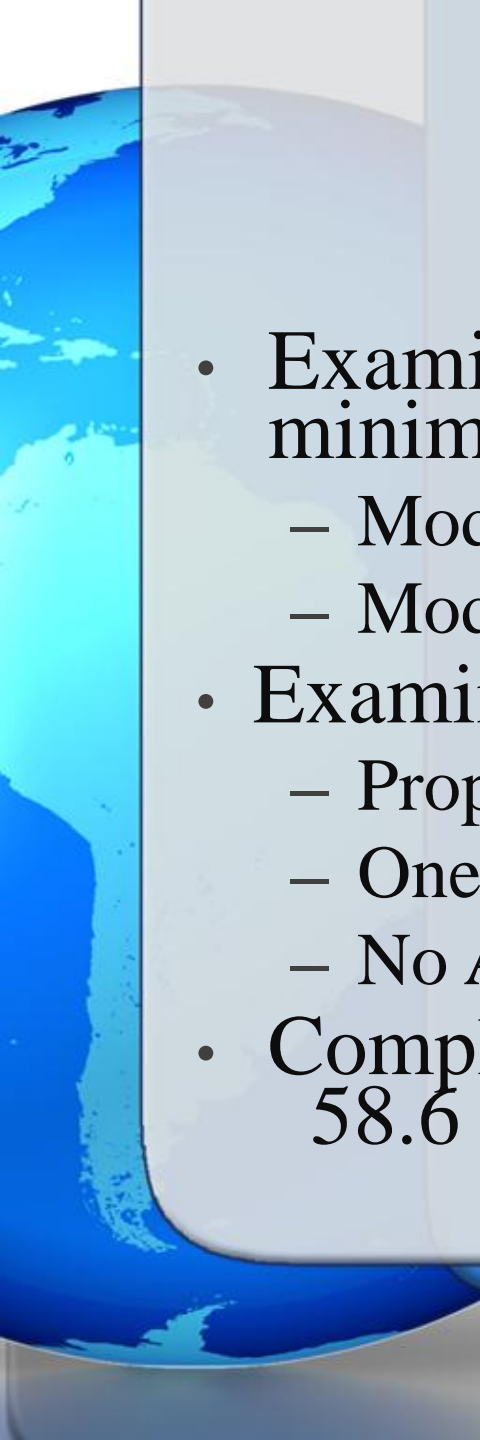
ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Requirement for Environmental Assessments (58.36)

- Projects require an Environmental Assessment if they are not:
 - Exempt pursuant to 58.34
 - Categorically Excluded pursuant to 58.35
- An EA can be prepared to determine if an EIS is necessary
 - If it is evident without preparing an EA that an EIS is required, EIS preparation should proceed without an EA

Environmental Assessment Requirements (58.40)

- Determine Existing Conditions of Project Area:
 - Character
 - Features
 - Resources
 - Trends
- Identify all potential environmental effects:
 - Adverse
 - Beneficial
- Evaluate all identified effects:
 - Significance for the human environment
 - Determine necessary further compliance with compliance under 58.5 or 58.6



Environmental Assessment Requirements (Con't.)

- Examine feasible ways to eliminate or minimize adverse effects
 - Modifications to Project
 - Modifications to External Factors
- Examine Alternatives:
 - Proposed Project
 - One additional technically feasible alternative
 - No Action Alternative
- Complete all review requirements of 58.5 and 58.6

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ANALYSIS OF ENVIRONMENTAL ASSESSMENT FACTORS

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Environmental Assessment Factors

- Land Development
- Socioeconomic Factors
- Community Facilities and Services
- Natural Features

Land Development: Conformance with Comprehensive Plans and Zoning

- Is project in conformance with existing zoning or consistent with community's general development plans?
- Will a special permit or change in zoning be required?
- Will the project need to be modified to conform to zoning requirements (e.g. reduce the density or height)?



Land Development: Land Use Compatibility and Urban Impact

- Will the project be compatible with surrounding land uses?
- Will there be a change in land use?
- Will the project contribute to urban sprawl?



Land Development: Slope and Erosion

- Will the project significantly affect or be affected by the slope conditions?
- If the project site has a moderate or steep slope, does the design plan include measures to overcome potential erosion, slope stability and runoff problems?
- Is there evidence of slope erosion or unstable slope conditions on or near the site?
- Is there evidence of ground subsidence, high water table or other unusual conditions on the site?

Land Development: Soil Suitability

- Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?
- Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?
- Is there indication of cross-lot runoff, swales, or drainage flows on the property?
- Are there visual indications of filled ground?
- Are there active rills and gullies on site?

Land Development: Soil Suitability (Con't)

- If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted?
- Is a soils report (other than structural) needed?
- Are structural borings or a dynamic soil analysis/geological study needed?

Land Development: Hazards, Nuisances and Site Safety

- Will the project be affected by natural hazards?
 - e.g. faults, cliffs, slopes, unprotected water bodies, seismic activity, wind/storm hazards, poisonous plants, insects and animals, hazardous terrain
- Will the project be affected by built hazards?
 - e.g. dangerous intersections, inadequate separation of pedestrian and vehicle traffic, quarries, dumps, oil or gas wells
- Will the project be affected by nuisances?
 - e.g. animal livestock operations, slaughterhouses, noxious odors, glare from parking area, urban blight

Land Development: Hazards, Nuisances and Site Safety

- Are there unusual site conditions?
- Is the project compatible with surrounding land uses?
 - e.g. Land Use, Building Type, Building Density
- Will the project be unduly influenced by:
 - Building Deterioration
 - Deferred Maintenance
 - Obsolete Public Facilities
 - Inadequate off-street parking?



Land Development: Energy Consumption

- Has the project design taken full advantage of potential energy saving measures:
 - insulation, solar panels, window design and placement, lighting, heating, cooling and hot water systems
- Are they in conformance with HUD Minimum Property Standards and other applicable energy saving codes?
- Is the project location in close proximity to transit, shopping, services and employment locations?



Socioeconomic Factors: Demographic/Community Character Changes

- Will the proposed project significantly alter the demographic characteristics of the community?
- Will the proposed project severely alter residential, commercial or industrial uses?
- Will the proposed project destroy or harm any community institution, such as a neighborhood or a church

Socioeconomic Factors: Displacement

- Will the project affect the community's employment or income patterns?
- Will the project destroy or relocate existing jobs, community facilities or business establishments?
- Are funds available from the Uniform Relocation Act to cover the costs of displacement?



Socioeconomic Factors: Employment and Income Patterns

- Will the project significantly increase or decrease employment opportunities?
- Will it create conditions favorable or unfavorable to commercial, industrial or institutional operation or development?

Community Facilities and Services: Educational Facilities

- Will the additional school age children in the proposed development exceed the capacity of existing or planned school facilities?
- Do the potentially affected schools have adequate safe access given the projected population increase
- Will additional or alternative facilities need to be provided to ensure safe suitable access?

Community Facilities and Services: Commercial Facilities

- Is there adequate and convenient access to retail services? Do local retail services meet the need of project occupants/users?
- Will existing retail and commercial services be adversely affected by the project?

Community Facilities and Services: Health Care Services

- Is emergency health service available within approximately three to five minutes?
- Are non-emergency health care services located with a reasonable proximity to the proposed project?
- Is the number of doctors, dentists, nurses and other trained medical staff in realistic proportion to any increase in residents/users?

Community Facilities and Services:

Social Services

- Are social services currently located in close proximity to the prospective users/residents?
- Is the number of trained staff including social workers, counselors, and related administrative personnel in realistic proportion to the increase resulting from the project?

Community Facilities and Services: Solid Waste

- Will the existing or planned solid waste disposal system adequately service the proposed development?
- Will the project overload the design capacity of the facilities?
- Will the trash collection and disposal be provided privately or by the municipality?



Community Facilities and Services: Waste Water and Storm Water Facilities

- Will the existing or planned waste water system adequately service the proposed development?
- Will the project overload the design capacity?
- What type of sanitary sewers and waste disposal systems are available?
 - Private
 - Municipal



Community Facilities and Services: Water Supply

- Is the water supply system adequate to serve the proposed project?
- Is the water supply safe and sanitary?
- If the water supply is non-municipal, has an acceptable system been approved?

Community Facilities and Services:

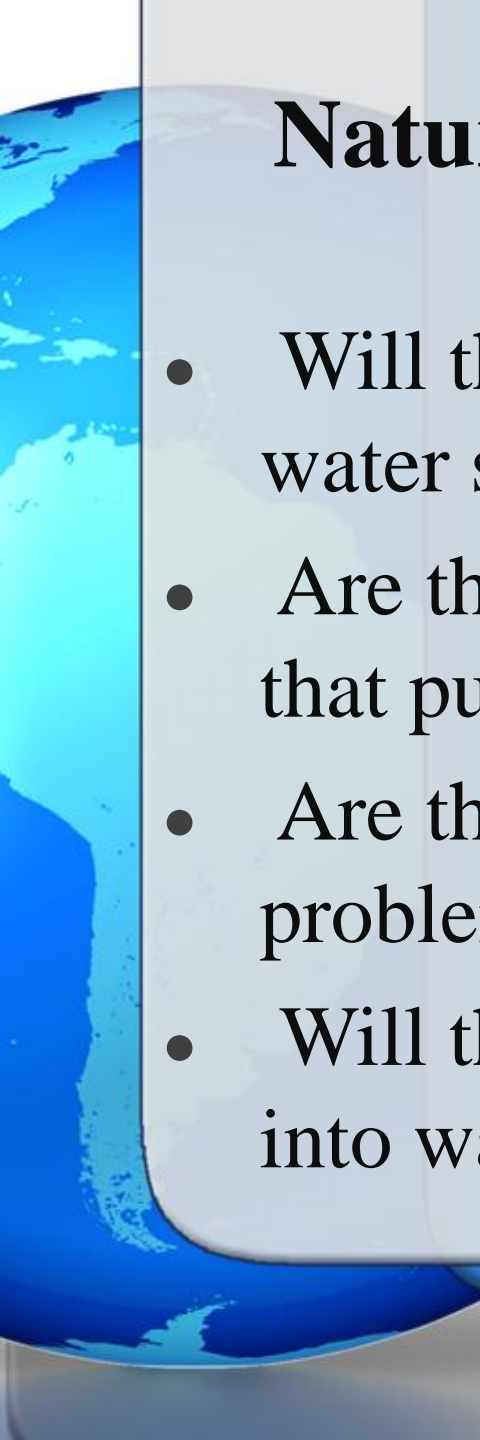
Public Safety

- Is the project location provide adequate access to police, fire and emergency medical services?
- Is the average response time for police, fire, and emergency medical services sufficient?
- Does the area have a particularly high crime rate?
- Is the quality of police, fire protection and emergency medical services available to the project adequate?



Community Facilities and Services: Open Space, Recreation and Cultural Facilities

- Are open spaces, recreational and cultural facilities within reasonable proximity?
- Is public transportation adequate?
- Will the project overload these facilities?



Natural Features: Water Resources

- Will the project use groundwater for drinking water supply?
- Are there a large number of wells or wells that pump large quantities of groundwater?
- Are there visual indications of water quality problems?
- Will the project discharge sewage effluent into water bodies?




Natural Features: Unique and Natural Features

- Is the site near natural features or near public or private scenic areas?
- Are other natural resources visible on the site or in the vicinity? If so, will the project adversely affect them?



Natural Features: Vegetation and Wildlife

- Is the project near or adjacent to a migratory bird habitat or flyway?
- Will the project damage or destroy trees without replacement?
- Will the project affect the continue existence of vegetation, including native plant community habitats
- Will the project affect a tribal or state protected species?
- Will the project affect conditions favorable to nuisance or invasive species?

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ENVIRONMENTAL ASSESSMENT FINDINGS DETERMINATION

RE Must Make One of the Following Findings:

- Finding of No Significant Impact (FONSI) – determination based on consideration of resources, including those considered in 58.5 and 58.6, that the project will not *significantly* impact the quality of the human environment. No further environmental analysis is required.
- Finding of Significant Impact – One or more resources will be significantly impacted by the project. Environmental Impact Statement (EIS) is required.



NECESSARY CONDITIONS FOR APPROVAL

Must Identify and List Conditions and Mitigation Measures Necessary for Approval

- Describe in the EA all mitigation and project modification measures adopted to eliminate or minimize adverse environmental impacts.
 - Resulting from 58.5 and 58.6 Analysis; and,
 - Those identified that enable a FONSI determination
- These conditions must be included in the Project Description Section of the 7015.15, project contracts and other relevant documents as requirements.

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DOCUMENTATION FOR THE ENVIRONMENTAL REVIEW RECORD

ERR Documentation

- Use HUD recommended EA checklist format or equivalent
- The EA checklist must incorporate the environmental review analysis of 58.5 and 58.6
 - Drop 58.5 Statutory Checklist and worksheet into EA Checklist template. Attach documentation to EA
 - Drop 58.6 Compliance Checklist and worksheet in the EA Checklist template. Attach documentation to EA
- Make significance determination
- Include alternatives analysis
- List conditions and mitigation measures required for approval and include in 7015.15
- List reports, studies or analyses performed and attach these to the EA
- List in the EA the agencies or persons consulted; include copies of correspondence in ERR.



Questions?